

## OUR BEST BUYS - NOVEMBER 2022

B	LISTING # SF #	BUSINESS NAME	EARNS/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIC22992 SF13708	Pure Service Business	\$3,128,152	\$18,500,000	Absentee Brokerage Service	NO
2	WCIC221034 SF13754	Non-Emergency Medical Transport	\$3,711,998	\$12,000,000	Management in Place - CA	NO
3	WCIC22970 SF13483	Arizona Based Building Contractor	\$3,740,856	\$8,000,000	50 Yrs! Res Constr - Working Capital Included	\$3,000,000
4	WCIC221024 SF13565	Electric and HVAC Service	\$1,528,351	\$6,650,000	25 Yrs! RE Included in Price - N. AZ	\$650,000
5	WCIC221018 SF13737	Roofing Contractor	\$1,262,388	\$2,900,000	21 Yrs! Commercial/Residential	NO
6	WCIC221038 SF13758	Wholesale/Dist. Smoke/Vape	\$1,099,331	\$3,290,000	19 Yrs! Large Customer Base	NO
7	WCIC22962 SF13673	Liquor Store	\$545,976	\$2,700,000	38 Yrs! Drive-Thru, #9 Liquor	NO
8	WCIC21943 SF13339	Liquor Store w/Drive-Thru	\$575,040	\$2,490,000	30 Years! #9 Liquor - Lottery	NO
9	WCIC221009 SF13357	Truck Stop/C-Store/Restaurant	\$848,400	\$2,400,000	53 Yrs! #10 - Must Purchase RE - S. AZ	\$2,500,000
10	NAZ22912 SF13728	Niche Industrial Svc/Machine Shop	\$543,757	\$2,395,000	25 Yrs! Recession Resistant	NO
11	WCIC221007 SF13727	Branded Gas Station w/C-Store	\$655,800	\$2,300,000	#9 Liquor - Must Purchase RE - S. AZ	\$1,200,000
12	WCIC22958 SF13667	Branded Gas Station w/C-Store	\$672,294	\$2,290,000	40 Yrs! Must Purchase RE	\$1,500,000
13	WCIC221031 SF13752	Maintenance & Cleaning Services	\$754,040	\$2,200,000	Commercial - Includes Vehicles	NO
14	NAZ22919 SF13739	ATV Rentals	\$471,702	\$2,000,000	P/T Hours - High Visibility - Great Loc - N. AZ	YES
15	WCIC21934 SF13644	Flooring Sales & Services	\$618,272	\$1,997,000	30 Years! RE Included in Price	\$925,000
16	WCIC21874 SF13874	Concrete & Paving Contractor	\$782,429	\$1,995,000	30 Yrs! - Res/Comm	NO
17	WCIC21919 SF13628	Commercial Building Sanitizing Svcs	\$825,000	\$1,925,000	Price Includes RE - N. AZ	\$225,000
18	WCIC221012 SF13732	Truck Driver Compliance Services	\$612,000	\$1,800,000	RE Available @ 600K	\$600,000
19	WCIC22988 SF13701	Liquor Store & Market	\$301,140	\$1,750,000	82 Yrs! #9 - Absentee - Must Purchase RE	\$1,000,000
20	WCIC221016 SF13536	C-Store w/Branded Gas	\$544,092	\$1,550,000	S. AZ on the Freeway - Must Purchase RE	\$1,650,000
21	WCIC221015 SF13734	Market w/Liquor	\$364,850	\$1,540,000	S. AZ - Must Purchase RE	\$950,000
22	WCIC22987 SF13702	Gas Station w/C-Store	\$500,160	\$1,500,000	Branded - Semi-Absentee	NO
23	WCIC221040 SF13427	Breakfast, Lunch & Diner	\$385,254	\$1,500,000	32 Yrs! #7 - Franchise	NO
24	WCIC22947 SF13657	Roofing Contractor	\$423,628	\$1,495,000	30 Yrs! Res/Comm - RE Available	\$900,000
25	WCIC221036 SF13756	Branded Gas & C-Store	\$548,253	\$1,490,000	27 Yrs! Absentee - Prime Loc - N. AZ	NO
26	WCIC22975 SF13687	Liquor Store	\$265,320	\$1,490,000	40+ Yrs! #9 Liquor License	NO
27	NAZ22914 SF13748	Pre-Owned RV Dealership	\$478,983	\$1,450,000	Maricopa County - Inventory Included	NO
28	NAZ21879 SF13647	Plumbing Company	\$427,029	\$1,400,000	Commercial/Residential - S. AZ	NO
29	NAZ22920 SF13740	Coffee & Ice Cream	\$707,118	\$1,250,000	Multi-Locs - Semi-Absentee - N. AZ	NO
30	WCIC21878 SF13594	Complete Foreign Auto Services	\$542,000	\$1,250,000	Must Purchase RE	\$2,300,000
31	WCIC22998 SF13713	Grocery & Market	\$820,800	\$1,200,000	#9 - Check Cashing/Meat - S. AZ	NO

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32	WCIC22965 SF13676	Gourmet Greek Food	\$529,163	\$1,100,000	Full Menu - Great Reviews!	NO
33	WCIC221001 SF13722	Home Health Care Services	\$294,722	\$1,100,000	17 Yrs! Non-Franchise	NO
34	WCIC221005 SF13725	Branded Gas Station w/C-Store	\$329,400	\$999,000	30 Yrs! #10 Liquor - Little Competition	NO
35	WCIC21875 SF13588	<a href="#">Res/Comm Cleaning Company</a>	<a href="#">\$393,536</a>	<a href="#">\$995,000</a>	<a href="#">B&amp;B/Schools/Offices/Etc - NW. AZ</a>	<a href="#">NO</a>
36	WCIC21844 SF13558	<a href="#">Res/Comm Electrical Contractor</a>	<a href="#">\$410,027</a>	<a href="#">\$990,000</a>	<a href="#">28 Yrs! Room to Grow!</a>	<a href="#">\$825,000</a>
37	NAZ22894 SF13688	Lighting, Signs, Electrical	\$407,032	\$990,000	Install/Maintain/Troubleshoot	NO
38	WCIC22952 SF13169	Concrete Contractor	\$355,470	\$950,000	27 Yrs! Hi-End Residential	NO
39	NAZ21877 SF13738	Jeep Rentals	\$226,291	\$925,000	18 Yrs! Semi-Absentee - N. AZ - GM in Place	NO
40	WCIC22959 SF13668	Japanese Cuisine	\$326,505	\$850,000	Near Mall, Lt Rail & Med Facilities	NO
41	WCIC22963 SF13674	Shade & Iron Product Manufacturer	\$438,307	\$800,000	30+ Yrs! Mfg/Installs	\$549,000
42	WCIC22979 SF13692	C-Store w/Smoke Shop	\$370,800	\$799,000	Drive Thru - Open 24 Hours	NO
43	NAZ22903 SF13716	Solar Installs & Services	\$274,195	\$795,000	Res/Comm - New & Upgrades - N. AZ	NO
44	WCIC22983 SF13697	Golf Cart Sales & Services	\$352,742	\$790,000	22 Yrs! Distributorship & Service - W. Valley	NO
45	WCIC21929 SF13638	Hardwood Flooring Products	\$295,497	\$750,000	1 Stop Shop - Reclaimed Wood	NO
46	WCIC21942 SF13656	Wholesale Distribution	\$230,660	\$725,000	C-Store & Liquor Store Supplies	NO
47	WCIC221019 SF13741	Branded Gas Station w/C-Store	\$219,900	\$699,000	30 Yrs! Hi-Traffic - New Pumps	NO
48	WCIC221008 SF13604	Gas Station w/C-Store	\$291,590	\$650,000	Branded - Car Wash On-Site - OWC	NO
49	WCIC22991 SF13704	Branded Gas Station w/C-Store	\$321,000	\$649,000	30 Yrs! Open 24/7 - Absentee	NO
50	WCIC221004 SF13726	Golf Carts - New & Used	\$482,000	\$599,000	30 Yrs! Repairs & Maintenance	NO
51	NAZ22881 SF13663	ATV Dealership	\$200,222	\$575,000	Priced at 2x's OCF! Sales & Services	NO
52	WCIC22956 SF13665	Automotive Service & Repair	\$207,230	\$550,000	Scottsdale - 4 Bays	NO
53	NAZ21880 SF13652	Home Lighting & Décor	\$275,118	\$549,000	24 Yrs! New Const/Remodels - Mohave County	NO
54	WCIC22977 SF13691	Sub Franchise	\$197,926	\$549,000	Located in Busy Plaza & Close to College	NO
55	NAZ21878 SF13646	Window Coverings & Treatments	\$401,190	\$525,000	27 Years! Res/Comm - N. AZ	NO
56	WCIC22955 SF13664	Gas Station w/C-Store	\$367,800	\$500,000	30 Yrs! #10 Liquor - RE Available	\$1,700,000
57	WCIC221035 SF13620	<a href="#">Smoke Shop &amp; Mini Mart</a>	<a href="#">\$354,720</a>	<a href="#">\$500,000</a>	<a href="#">20 Yrs! Residential Area</a>	<a href="#">NO</a>
58	WCIC221002 SF13721	UnBranded Gas Station w/C-Store	\$213,960	\$500,000	30 Yrs! Must Purchase Real Estate	\$2,700,000
59	NAZ22902 SF13714	Popular Bar & Restaurant	\$203,790	\$500,000	40 Yrs! #12 - Dinner Only - N. AZ	NO
60	WCIC22994 SF13706	Branded Gas Station w/C-Store	\$182,722	\$500,000	Food Tenant in Place - Absentee	NO
61	WCIC221027 SF13749	C-Store w/Pizzeria & Deli	\$194,220	\$475,000	# 10 License - Near College & Stadium	NO
62	NAZ22883 SF13679	Metal Roofing Company	\$229,712	\$465,000	Semi-Absentee - N. AZ	NO
63	WCIC221014 SF13735	Convenience Store	\$194,424	\$450,000	40 Yrs! #10 License - Low Rent	NO
64	WCIC221003 SF13723	Landscape Design & Maintenance	\$184,706	\$450,000	31 Yrs! High-End Projects	NO
65	NAZ22893 SF13684	Pizza Restaurant Franchise	\$200,432	\$449,000	Open 4 days/wk - Room to Grow - N. AZ	NO
66	WCIC22978 SF13689	Sub Franchise	\$164,583	\$449,000	High Traffic Plaza - Newly Remodeled	NO

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67	WCIC22980 SF13694	Convenience Store	\$206,830	\$429,000	50 Yrs! Low Rent - S. AZ #9	NO
68	WCIC221037 SF13618	HVAC Sales & Installs	\$237,357	\$420,000	Residential & Commercial	NO
69	WCIC22964 SF13675	Landscape Management	\$211,232	\$415,000	45 Yrs! Full Service - Owner May Carry	NO
70	WCIC221028 SF13576	Branded Gas w/C-Store	\$259,266	\$400,000	33 Yrs! Must Purchase RE - East Valley	\$1,700,000
71	WCIC21936 SF13645	Neighborhood Market	\$136,080	\$390,000	53 Years! Liquor License #9	NO
72	NAZ20802 SF13439	Awning & Shade Structures	\$214,495	\$350,000	Mfg & Installs - N. AZ	NO
73	WCIC221023 SF13745	Meat & Convenience Store	\$226,668	\$339,000	#10 License - Semi-Absentee - Carniceria	NO
74	WCIC21891 SF1305	Ethic Grocery Store	\$159,780	\$325,000	Chaat & Catering - Owner Will Carry	NO
75	WCIC221042 SF13365	Popular Sandwich Shop (C)	\$95,692	\$314,000	21 Yrs! Franchise - 2 Locs Available	NO
76	WCIC221026 SF13747	Branded Gas Station w/C-Store	\$80,124	\$300,000	80 Yrs! Location! All New EQ	NO
77	WCIC221033 SF13753	C-Store w/Drive-Thru	\$153,660	\$299,000	30 Yrs! Absentee - Little Competition	NO
78	WCIC22966 SF13677	C-Store & Market	\$134,700	\$299,000	OWC - Lots of Parking! Tobacco/Vape	NO
79	WCIC221041 SF13368	Popular Sandwich Shop (M)	\$106,192	\$269,000	33 Yrs! Franchise - 2 Locs Available	NO
80	WCIC22976 SF13690	Sub Franchise	\$81,595	\$249,000	Inside Big Box Store	NO
81	WCIC22981 SF13693	Upscale Casual Dining	\$175,668	\$235,000	30 Yrs! Newly Remodeled - #12	NO
82	WCIC22996 SF13712	Pool Route - Service & Repairs	\$189,870	\$225,000	80 Accts - 70% Repeat Monthly Customers	NO
83	WCIC22972 SF13683	Market & Smoke Shop	\$140,220	\$225,000	40+ Yrs! OWC	NO
84	WCIC221025 SF13746	Nail Salon	\$136,704	\$199,000	14 Yrs! Priced Less Than 2x's Cash Flow	NO
85	WCIC22953 SF13662	Cell Phone & Computer Repair	\$106,800	\$199,000	Owner Operated - Good Location	NO
86	WCIC22985 SF13700	Floral Arrangements	\$82,437	\$175,000	Turn-Key - Events & Weddings - High Profits	NO
87	WCIC221030 SF13751	North & South Indian Cuisine	\$98,760	\$150,000	In/Out Seating - Little Competition - N. AZ	NO
88	WCIC22949 SF13659	Retail - Grocery	\$160,760	\$125,000	Beer - Wine - #10 License	NO
89	WCIC221029 SF13750	Lashes & Waxing Studio	\$28,440	\$110,000	Franchise - Semi-Absentee (Inside Wal-Mart)	NO
90	WCIC22989 SF13703	High-End Coffee House	\$60,271	\$49,000	Great Loc! Extensive Menu	NO
91	WCIC22984 SF13698	Pizza/Calzone Eatery	\$70,756	\$45,000	Near College - Open Late	NO

### REAL ESTATE ONLY

92	WCIC22954 SF13670	Commercial Real Estate		\$2,750,000	Approx 65 Acres - Next to Fwy - N.AZ	